



Casbeard Street London, N4

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# Casbeard Street

## London

### N4

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Stunning one bedroom apartment with patio, set on the ground floor of an award-winning development next to Clissold Park.



## DESCRIPTION

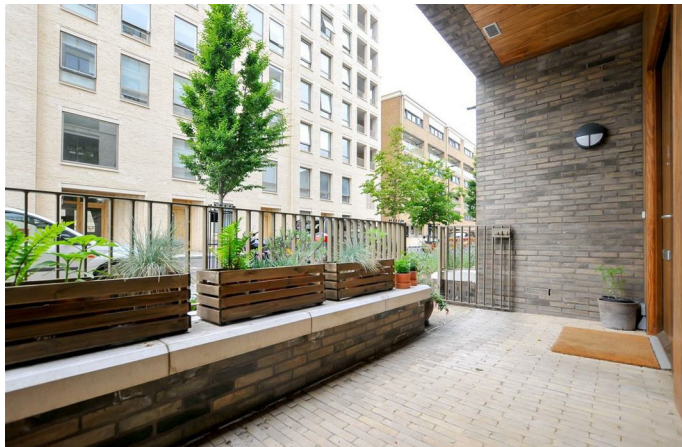
This bright and spacious residence boasts its own street entrance, high ceilings, well-proportioned rooms and engineered oak flooring. The accommodation comprises a welcoming entrance hall; utility room; dual-access bathroom which doubles as an ensuite, double bedroom with ample built-in storage; and generous open-plan 20' x 13' living and entertaining space with smart kitchen area and integrated appliances. There is a paved patio to the front for alfresco dining. To the rear is a wonderful landscaped communal garden with secure access.

Situated on the N5/N16/N4 border this superb property is well-positioned for the areas many amenities. Take a short stroll through beautiful Clissold Park to arrive on vibrant Stoke Newington Church Street with its eclectic array of eateries, independent shops, coffee bars and pubs. There are excellent transport links to The City and West End with numerous good bus routes, and trains from Manor House (Piccadilly Line) and Stoke Newington Station (Overground).

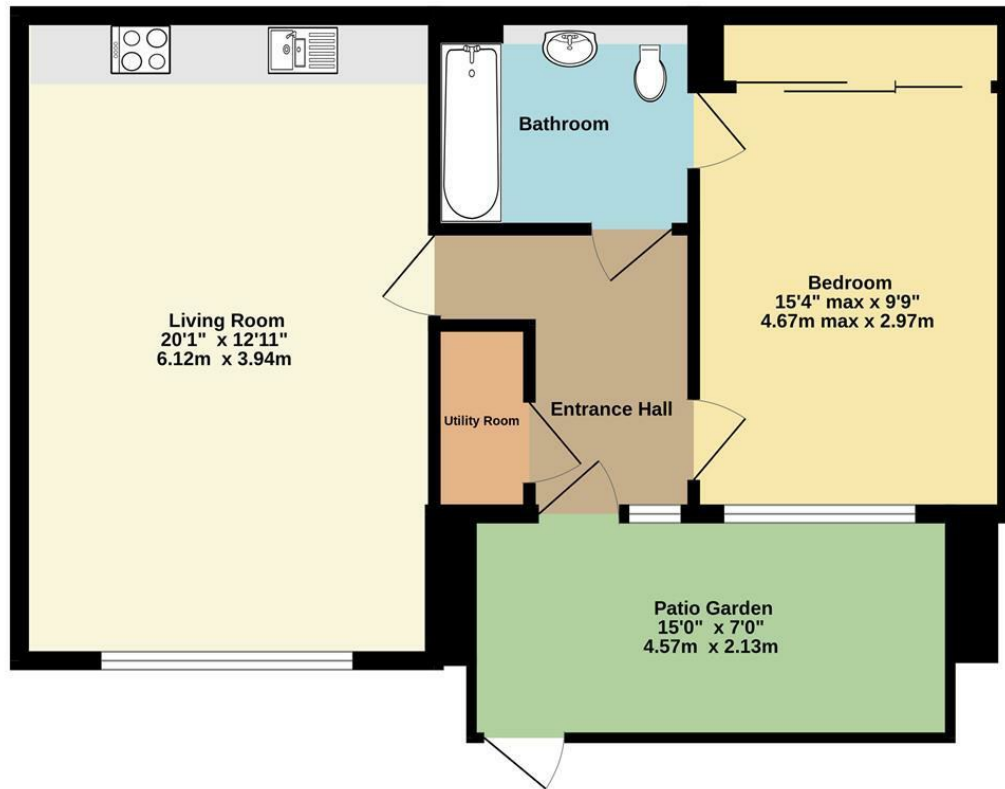
Leasehold

**£475,000**





Ground Floor  
543 sq.ft. (50.4 sq.m.) approx.



TOTAL FLOOR AREA : 543 sq.ft. (50.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		81	81
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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